



**1 Maldon Road, Brighton, BN1 5BD**

**£2,395**

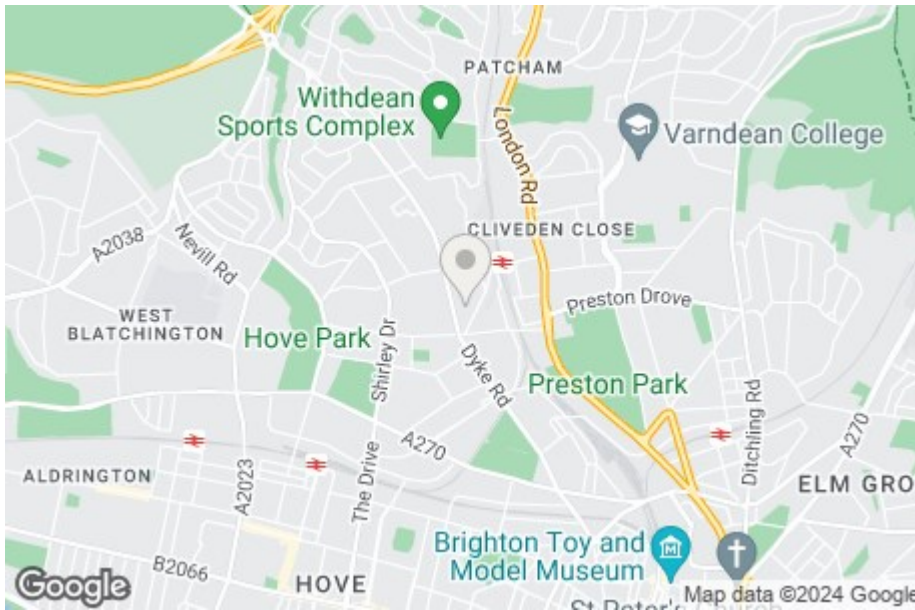
Mishon Welton Letts are pleased to offer this three bedroom end of terrace unfurnished lovely family house off Dyke Road. The property comprises bright hallway, Large Lounge/Diner with wood floors and fitted shutters, large kitchen/breakfast room with modern fitted kitchen, Appliances included gas hob, electric oven, fridge/freezer, dishwasher, washing machine and ample space for dining table, doors to lovely decked rear garden being enclosed and west facing, Good sized Master bedroom with range of wardrobes, further two double bedrooms, modern white bathroom suite with shower over bath, separate wc, gas central heating, double glazed, Available

12th August 2024

Council Tax D

Parking Zone E

# 1 Maldon Road, Brighton, BN1 5BD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
	<b>45</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.